



# South Chicago Neighborhood Roundtable

April 27, 2021



# Corridor Managers



- **Tom Schell**  
Executive Director

- **David Price**  
SSA Manager



- **Danielle Cooper**  
Director of Strategy

# Agenda

## 01 Welcome

## 02 Corridor Manager Updates

- Chicago Alfresco

## 03 DPD Updates

- RFP Responses
- We Will Chicago

## 04 Open Discussion & Next Steps

# Corridor Manager Updates



# Existing Conditions



This intersection will be the main cultural node for ongoing activation and events, with the first scheduled for August.

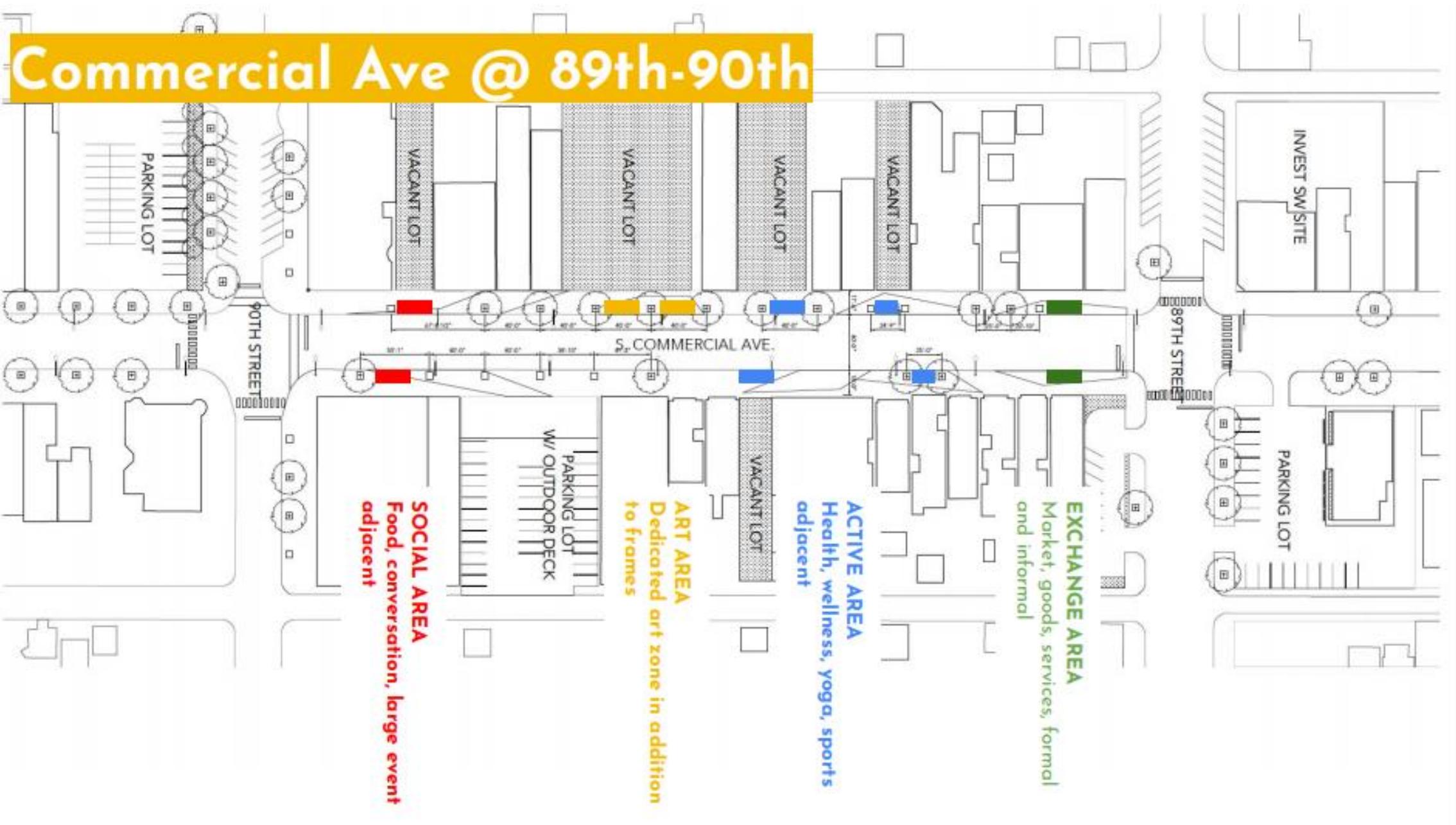


There are "19'-6" wide sidewalks throughout the block that can accommodate program "nodes" throughout.



This intersection will be anchored by future Invest SW development.

# Commercial Ave @ 89th-90th

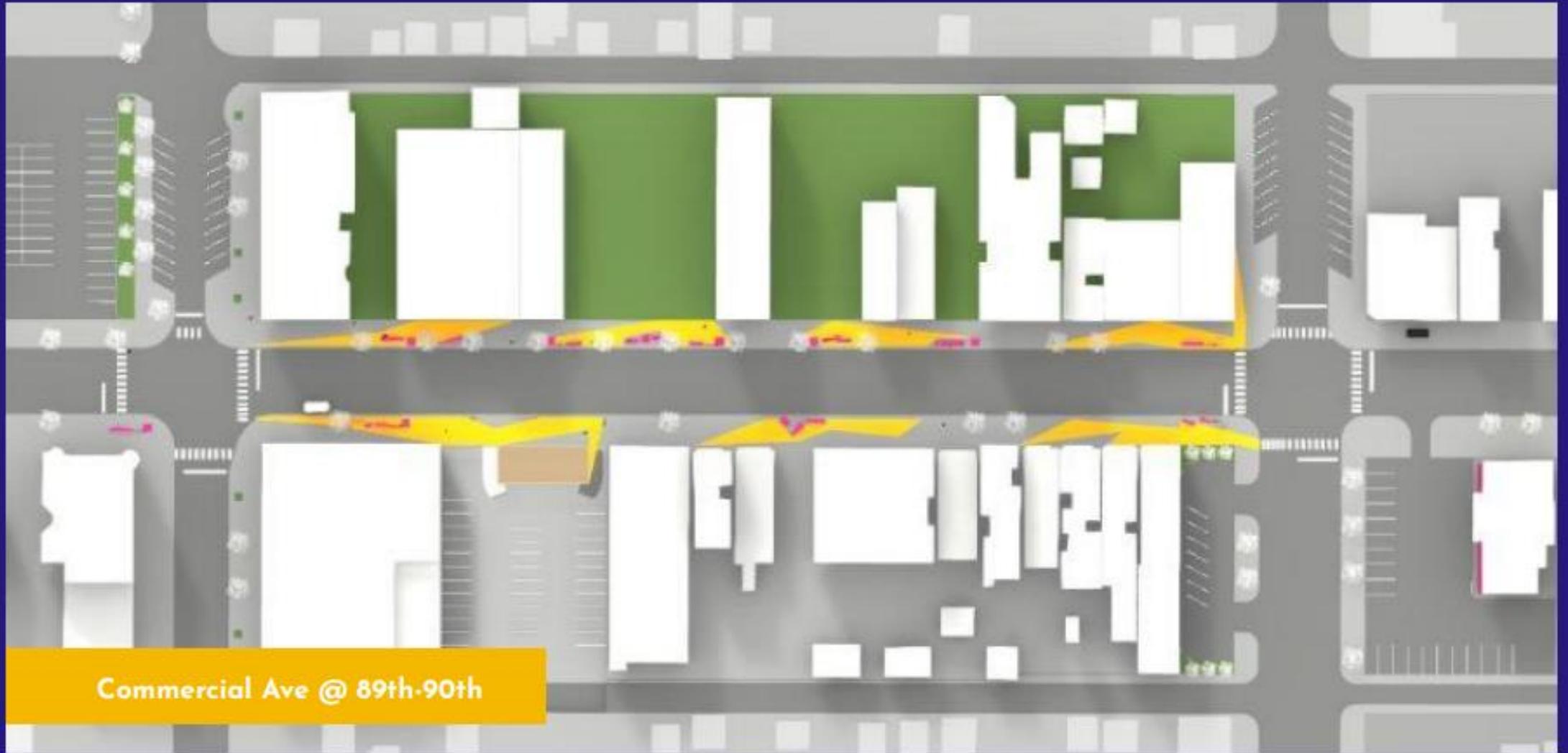


**SOCIAL AREA**  
Food, conversation, large event adjacent

**ART AREA**  
Dedicated art zone in addition to frames

**ACTIVE AREA**  
Health, wellness, yoga, sports adjacent

**EXCHANGE AREA**  
Market, goods, services, formal and informal

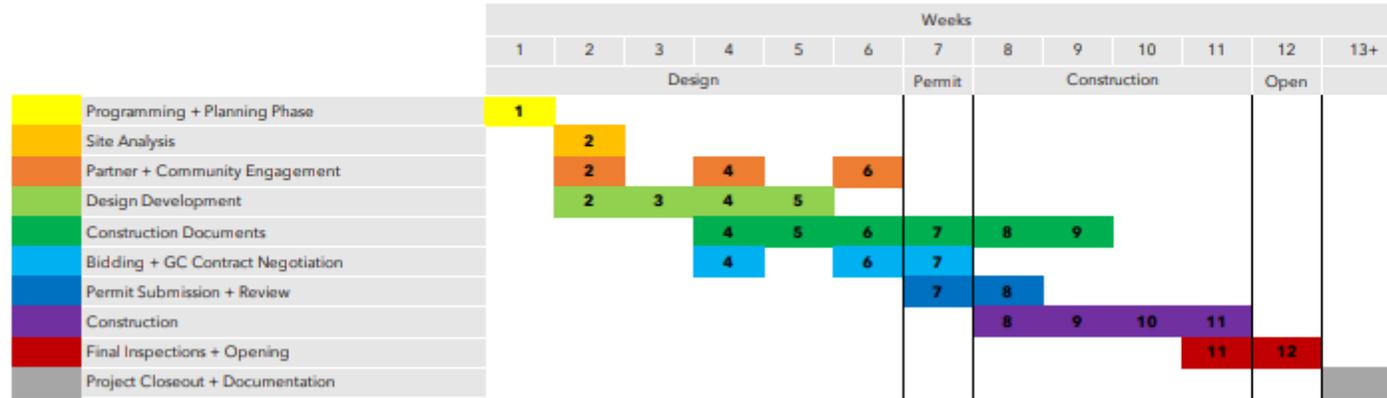


Commercial Ave @ 89th-90th

## CORRIDOR DESIGN

Version 1 | 03-18-2021

\* draft for internal review only



### CORRIDOR GROUPS

BOTY	Smith Group Via Chicago Architects
SC	Wight + Co Latent Design
HP?	Studio Arq STL

### # DATE WEEKLY TEAM MEETING MILESTONES

1	18-Mar	Full design team kickoff and overview Teams familiarize themselves with corridors Internal team meetings to establish roles
2	25-Mar	Meet with community partners virtually Walk the corridors weekend site visit w/ partners
3	1-Apr	Site findings and concept review
4	8-Apr	Design development and concept confirmed Community orgs and contractors (?) at meeting
5	15-Apr	Design development and start of CD's
6	22-Apr	Construction documentation
7	29-Apr	Construction documentation and initial permit review
8	6-May	Permit submission and receipt
9	13-May	Construction start (earliest)
10	20-May	Construction
11	27-May	Construction
12	3-Jun	Construction and FFE install Plan for volunteer work days
+	10-Jun	Opening?
+	17-Jun	Opening?
+	24-Jun	Opening?
!	1-Jul	<b>DROP DEAD FINISH AND OPEN DATE</b>

# Open Discussion

# DPD Updates

**SOUTH CHICAGO**  
**RFP PROPOSALS**





# Community Engagement

2 visioning workshops for RFP site:

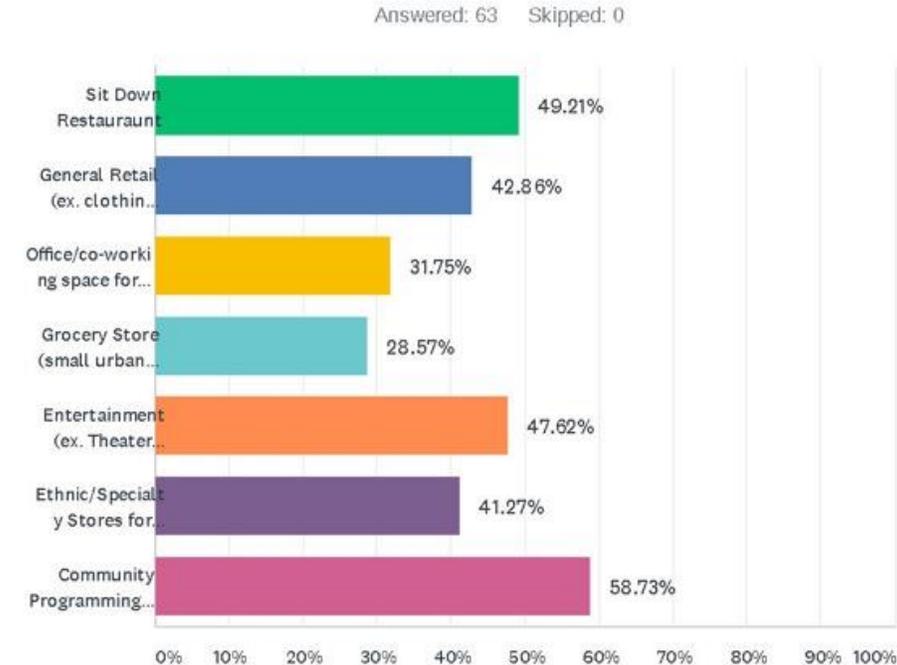
Oct. 20, 2020:  
38 registered;  
~30 attendees

Nov. 18, 2020:  
68 registered;  
~50 attendees

Sept., Oct., Nov.  
roundtables

Results of public online survey open between October 21st and November 16th, 2020 that received 63 responses

What types of storefront uses would you like to see on Commercial Avenue? Please Select up to three(3)



ANSWER CHOICES	RESPONSES
Sit Down Restaurant	49.21% 31
General Retail (ex. clothing, home goods)	42.86% 27
Office/co-working space for small businesses	31.75% 20
Grocery Store (small urban format)	28.57% 18
Entertainment (ex. Theater, Brewery)	47.62% 30
Ethnic/Specialty Stores for multicultural groups present in South Chicago and the larger region	41.27% 26
Community Programming (ex. community center, art gallery)	58.73% 37
Total Respondents: 63	

# RFP Vision for 8840 – 8850 S. Commercial Ave



- **Multi-story, mixed-use development with building rehab**

Amenities include:

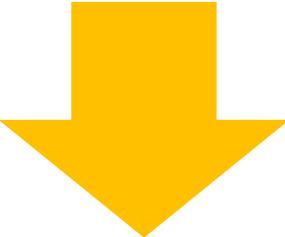
- Multi-family rental housing on the upper floors

- Local retail spaces for restaurants and merchandise
- Community spaces that offer shared work spaces and internet access on the ground floor

# RFP Vision for 8840 - 8850 S. Commercial Ave



# RFP Timeline



# RFP SUBMISSION SUMMARIES



**Respondent Team 1**  
**Steel City Apartments**  
POAH and Claretian Associates



**Respondent Team 2**  
**Galleria 89**  
548 Development  
Gold Leaf Capital Partners



**ISW Development Vision**  
Gensler Associates

# Steel City Apartments

Mixed-income, multi-family building with commercial space and a courtyard



# Steel City Apartments

## Development Team:

### Preservation of Affordable Housing (POAH)



*Bill Eager,  
Senior VP*

### Claretian Associates, INC.



*Angela Hurlock,  
Executive Director*

## Design Team:

### Urban Works (WBE)



*Patricia Saldaña Natke,  
FAIA, Founding Partner*

## Community Partners:

### Nine3 Studios

### Spanish Coalition for Housing

## Pre-Construction Team:

### Berglund Construction



*Fred Berglund,  
President*

### The Blackwood Group (MBE)



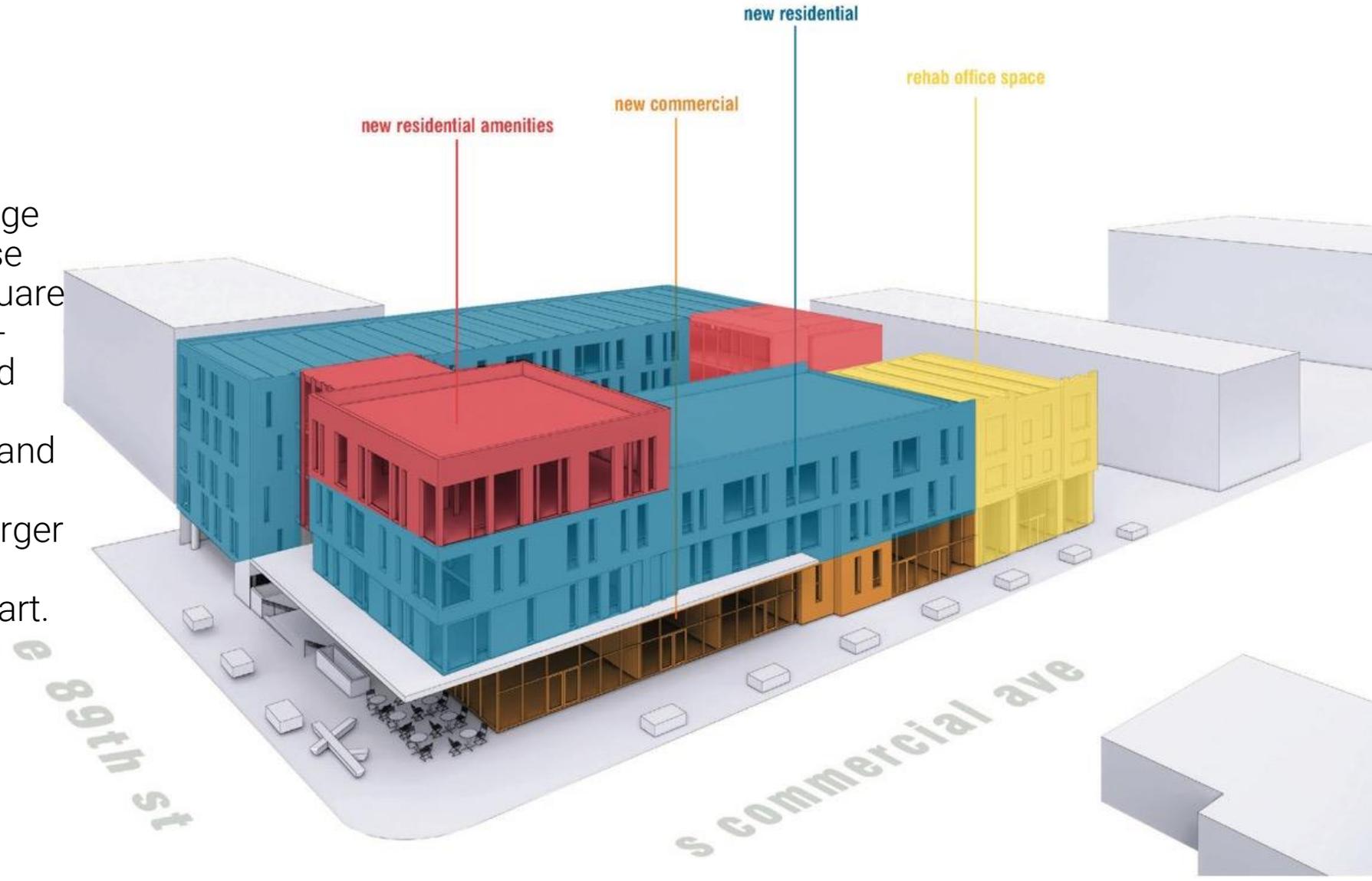
*Jose A. Duarte, P.E.,  
LEED AP, Principal*

# Steel City Apartments

**Total Project Cost: \$29.3 M**

## Proposed Uses

Steel City Apartments pays homage to the area's past with a mixed-use development including 16,000 square feet of commercial and 44 mixed-income rental apartments. Ground floor retail is divided to accommodate small businesses and a number of two and three bed apartments can accommodate larger families. An interior courtyard to maximize light will feature public art.



## Capital Stack

Conventional Funding	\$7,089,540
<i>Cash Equity</i>	<i>N/A</i>
<i>FHLB AHP&amp; Energy Incentives (CPace, Comed, ect..)</i>	<i>\$1,650,000</i>
<i>Bank Debt</i>	<i>\$5,439,540</i>
Tax Credits	\$14,248,575
<i>LIHTC 9% Credits</i>	<i>14,248,575</i>
<i>LIHTC 4% Bonds</i>	<i>N/A</i>
<i>NMTC</i>	<i>N/A</i>
<i>Historic Tax Credits</i>	<i>N/A</i>
City Assistance	\$7,975,103
<i>TIF/HOME</i>	<i>\$6,475,103</i>
<i>NOF</i>	<i>\$1,500,000</i>
<i>Adopt-a-Landmark</i>	<i>N/A</i>
<i>Land Write-Down</i>	<i>N/A</i>
<i>Other/Unspecified</i>	<i>N/A</i>
<b>Total Project Cost</b>	<b>\$29,313,218</b>

# Steel City Apartments

## Construction Budget

Acquisition & Site Prep	\$958,220
Hard Cost	\$22,410,552
Contingency & Reserves	\$1,464,700
Soft Costs	\$2,479,747
Developer Fee	\$2,000,000
<b>Total Project Cost</b>	<b>\$29,313,218</b>





WECHSLER

# Galleria 89



**Total Project Cost:** \$23.58 M

## Proposed Uses

Housing: 43,005 sf

- 40% Market Rate
- 60% Affordable @ average 60% AMI
- Solar-powered

Retail/Commercial: 12,060 sf

- Dollop Coffee
- Business center
- Bike-related facilities and programming

Residential Common Space/Amenities: 3,495 sf

# Galleria 89

## Development Team:

### 548 Development (MBE)



*A.J. Patton, Managing Partner + CEO  
Steven Gerson, Sr. Finance Associate*

### Gold Leaf Capital Partners (Financial consultants, Black owned)



*Jeffrey Allen, Managing Director  
Jeffrey Wright, Founder + CEO*

## Design Team:

### Rivetna Architects (MBE,LGBT)



*Cyrus Rivetna, AIA,  
Founder & Principal*

### Engage Civil (MBE)



*Kelsey A. Taylor, P.E.,  
Principal*

### Syzygy Cities (WOSB)



*Rachel Vass  
Founder & CEO*

## Construction Team:

### Milhouse Engineering & Construction, Inc. (MBE)



*Wilbur C. Milhouse III, PE,  
Chairman + CEO  
Melanie Jefferies*

## Community &/ Business Partners:

Dollop Coffee Co.  
Cambio Labs  
Nine3 Studios, Skyart  
Jamii Group  
Black Women Talk Tech  
Pilsen Wellness Center

# Galleria 89





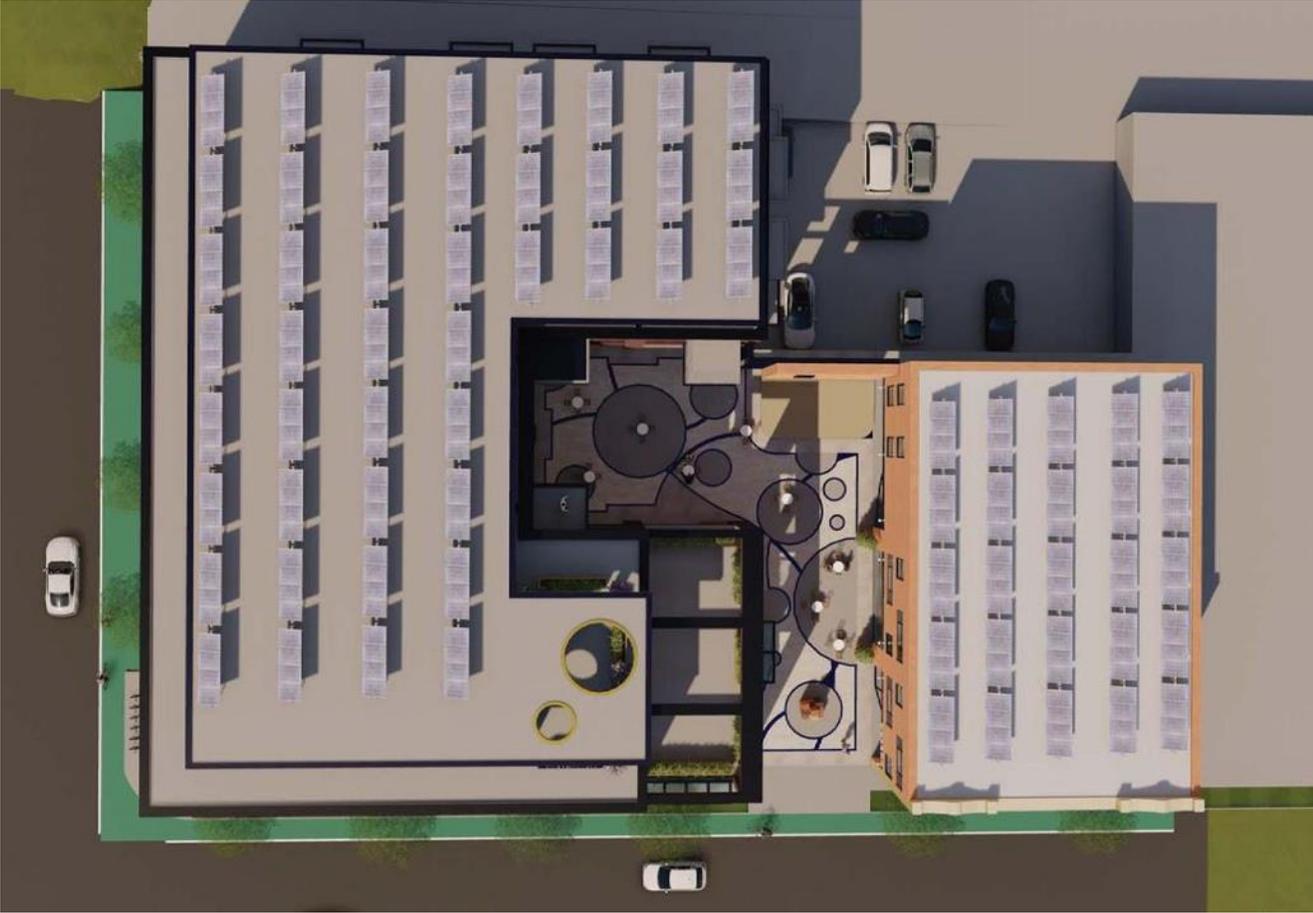
# Galleria 89

## Capital Stack

Conventional Funding		\$6,617,896
Cash Equity		\$1,179,219
Bank Debt		\$6,518,278
Deferred Developer Fee		N/A
Tax Credits		\$5,251,800
LIHTC 4% Bonds		\$5,251,800
LIHTC 9% Credits		N/A
NMTC		N/A
City Assistance		\$10,635,086
TIF		\$10,635,086
NOF		N/A
Grants		N/A
Other/Unspecified		N/A
<b>Total Project Cost</b>		<b>\$23,584,383</b>

## Construction Budget

Acquisition & Site Prep	\$1,646,850
Hard Costs & Contingency	\$19,207,595
Soft Costs	\$2,729,938
Developer Fee	N/A
<b>Total Project Cost</b>	<b>\$23,584,383</b>



# City's Evaluation Criteria

**1**

**Does the proposal build  
Community Wealth?**

**30%** of total score

- Community Partnerships
- Commitment to Equity
- Local Hiring
- Promoting Small Businesses

**2**

**Is the proposal a great  
example of Professional  
Competence?**

**40%** of total score

- Professional Experience
- Design Excellence
- Responding to Community Priorities
- Innovation and Creativity

**3**

**Is the proposal  
Economically Feasible?**

**30%** of total score

- Total Project Cost
- Public Assistance Requested
- Financial Qualifications



**Community Presentation Feedback / Online Survey Results**

# Community Feedback

## 1 Comment Synthesis

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Respondents will present their proposals to the community. DPD will synthesize comments / questions and issue a report of findings to the RFP Evaluation Committee and the Roundtable.

## 2 Online Survey

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An online survey soliciting more detailed opinions on the presentations will be made available. The findings of this survey will also be issued to the Evaluation Committee and the Roundtable.

## 3 Iterative Evaluation

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As the Evaluation Committee continues its review of the proposals, they will incorporate feedback from these sessions into their approach.

## 4 Selection & Negotiation

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Once a team is selected, DPD will refer to feedback from these sessions and future engagement opportunities to advance negotiations and amend the winning proposal.

# Next Steps

**April 27<sup>th</sup> Roundtable:** Presentation of proposals to stakeholders

**May 6, 2021 Developer Presentation Public Meeting:**

Developers will present video summaries of their proposals, Q & A with community

**May Roundtable:** Review of public meeting feedback & community survey responses

**June:** Selection and announcement of winning team

# Open Discussion/ Next Steps



# WE WILL CHICAGO | KICKOFF CONVERSATION

**THURSDAY, APRIL 29 | 12 PM – 1:30 PM**

Get informed, get inspired, and get involved with the future of We Will Chicago—the first citywide planning initiative in over 50 years. Register now at [WeWillChicago.com/Calendar](https://www.wewillchicago.com/calendar).

## FEATURING

**Commissioner Maurice D. Cox**, Department of Planning and Development  
**Candace Moore**, Mayor's Office of Equity and Racial Justice  
**Helene D. Gayle**, The Chicago Community Trust  
**Erin Harkey**, Department of Cultural Affairs and Special Events

## CONVERSATION MODERATED BY

**Grace Chan McKibben**, Coalition for a Better Chinese American Community  
**Jason Estremera**, The Northwest Side Community Development Corporation  
**Will Tippens**, Related Midwest

Questions for the panel?

Submit them to [WeWill@CityofChicago.org](mailto:WeWill@CityofChicago.org).



Metropolitan **Planning Council**



Thank You For Attending  
Today's Roundtable Meeting